

EXHIBIT NO. 1

12  
9-15-01

Docket Item #12  
ENCROACHMENT #2001-0006

Planning Commission Meeting  
September 4, 2001

**ISSUE:** Consideration of a request for encroachment into the public sidewalk right-of-way for window wells.

**APPLICANT:** Elizabeth and Robert Blue

**LOCATION:** 307 Wolfe Street

**ZONE:** RM/Townhouse

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**PLANNING COMMISSION ACTION, SEPTEMBER 4, 2001:** On a motion by Mr. Komoroske, seconded by Mr. Gaines, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendation. The motion carried on a vote of 7 to 0.

**Reason:** The Planning Commission agreed with the staff analysis.

**Speakers:**

Elizabeth Blue, applicant, stated that there is no connection between her request for the proposed encroachment and the applications filed by the Presbyterian Meeting House.



**ENC #2001-0006**

**09/04/01**



STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The applicant (and his or her successors, if any) obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his or her successors, if any) and the City of Alexandria, as an additional named insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (P&Z) (City Atty)
2. In the event the City shall, in the future, have need for the area of the proposed encroachment, the applicant shall remove any structure or projection that encroaches into the public right-of-way, within 60 days, upon notification by the City. (P&Z)
3. The window wells shall be covered to prevent people and animals from falling in the well. (T&ES)

DISCUSSION:

1. The applicants, Elizabeth and Robert Blue, request encroachment approval for window wells for their residence located at 307 Wolfe Street.
2. The subject property is public right-of-way that abuts the applicants' property. The applicants' property is one lot of record with approximately 23 feet of frontage on Wolfe Street, a depth of approximately 79 feet, and a total lot area of approximately 1,840 square feet. It is developed with a two and one half story residence.
3. The applicants request encroachment approval to allow two window wells to be constructed on the Wolfe Street frontage of their residence. The light wells will be covered by metal grates flush with the surface extending into the sidewalk, designed to provide light to the basement level. The proposed window wells will project approximately 2'6" feet from the building into the public right-of-way. The length of the wall area that contains the window wells is approximately 19 feet long. The width of the sidewalk from curb to the proposed window wells is approximately 10 feet.
5. The applicant has filed an application for a certificate of appropriateness from the Old and Historic Board of Architectural Review (BAR) which is scheduled to be heard by the BAR on September 5, 2001.
6. Master Plan/Zoning: The subject property is zoned RM/Townhouse, and is located in the Old Town small area plan chapter of the Master Plan.

STAFF ANALYSIS:

Staff does not object to the proposed encroachment of window wells on Wolfe Street. The projection is only 2'6" deep and 10 feet of sidewalk will remain for pedestrian access. Staff recommends approval of the requested encroachment.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;  
Barbara Ross, Deputy Director;  
Kathleen Beeton, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- R-1 The applicant and his or her successors, if any must obtain and maintain a policy of general liability insurance in the amount of \$1,000,000, which will indemnify the applicant (and his or her successors, if any) and the City of Alexandria, as additional insured, against all claims, demands, suits, etc., and all costs related thereto, including attorney fees, relating to any bodily injury or property damage which may occur as a result of the granting of this encroachment. (CAO)
- R-2 Window wells must be covered to prevent people and animals from falling in the well.

Code Enforcement:

- F-1 No comments.

Health Department:

- F-1 No comments.

Police Department:

- F-1 No objections.

# APPLICATION for ENCROACHMENT

ENC # 2001-0006

[must use black ink or type]

PROPERTY LOCATION: 307 Wolfe Street

TAX MAP REFERENCE: 74.04/06/22 ZONE: RM

APPLICANT'S NAME: Elizabeth and Robert Blue

ADDRESS: 307 Wolfe Street, Alexandria, VA 22314

PROPERTY OWNER NAME: Elizabeth and Robert Blue

ADDRESS: 307 Wolfe Street, Alexandria, VA 22314

ENCROACHMENT DESCRIPTION: ~~Two window wells in~~ Two window wells in

order to enlarge existing windows to egress size. Window wells would be 2' x 3'6" and approximately 4 1/2" below grade.

INSURANCE CARRIER (copy attached) USA A POLICY # CIC 005604686

A certificate of general liability insurance in the amount of \$1,000,000 which will indemnify the owner and names the city as an additional insured must be attached to this application. 911

THE UNDERSIGNED hereby applies for an Encroachment Ordinance in accordance with the provisions of Section 8-1-16 and Sections 3-2-82 and 85 of the Code of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of their knowledge and belief.

Elizabeth E.A. Blue / Robert Elizabeth E.A. Blue / Robert  
Print Name of Applicant or Agent M. Blue Signature

307 Wolfe Street  
Mailing/Street Address

703-299-8472 703-299-8472  
Telephone # Fax #

Alexandria, VA 22314  
City and State Zip Code

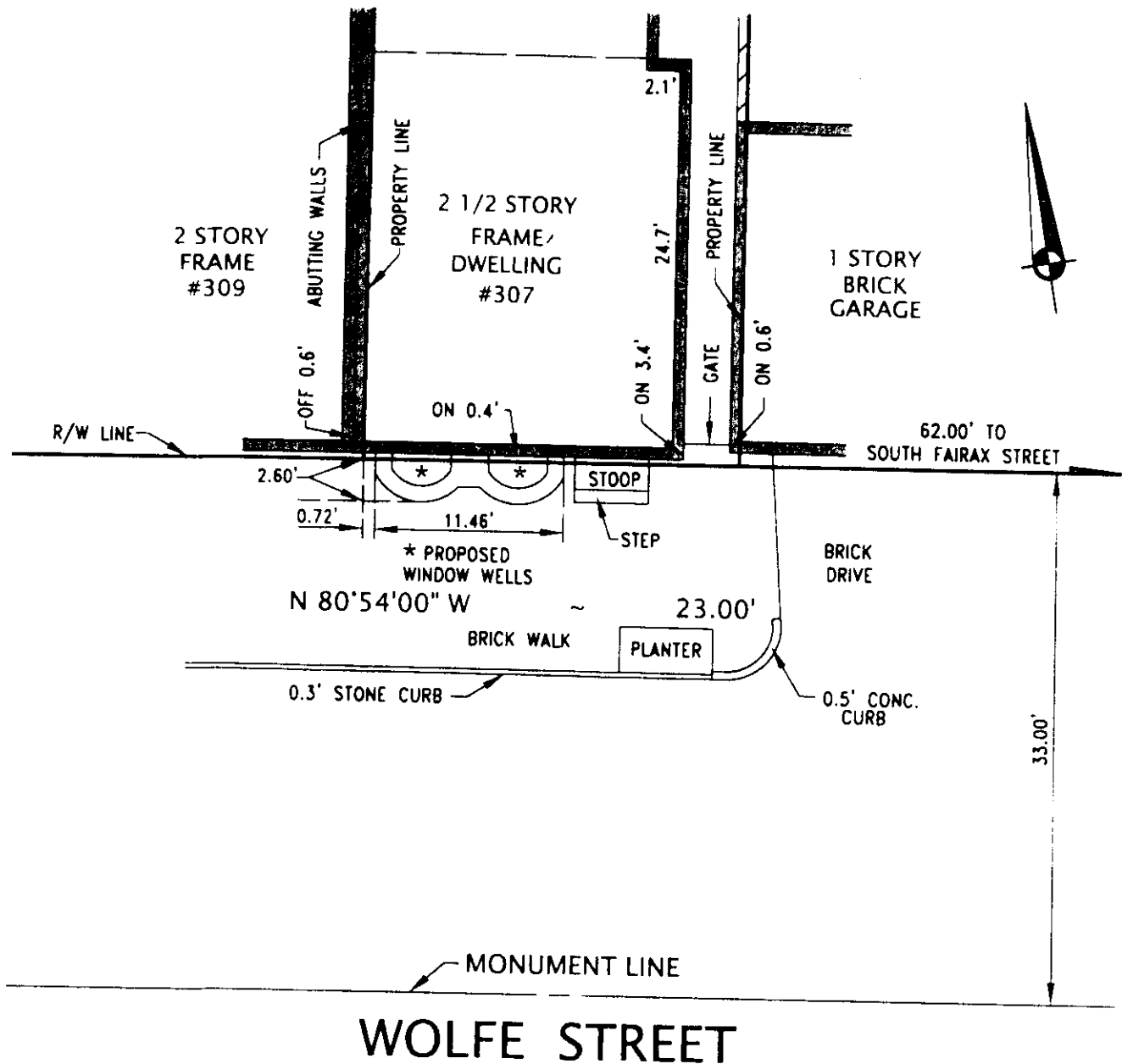
10-25-01  
Date

===== DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY =====  
Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

ENC. 2001-0006



PLAT  
SHOWING PROPOSED WINDOW WELLS  
FOR THE PROPERTY LOCATED AT  
**#307 WOLFE STREET**  
CITY OF ALEXANDRIA, VIRGINIA  
SCALE: 1" = 10' JUNE 4, 2001

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12.

ENC # 2001-0006

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Elizabeth E.A. Blue / Robert  
Print Name of Applicant or Agent M. Blue

Elizabeth E.A. Blue / Robert  
Signature

307 Wolfe Street  
Mailing/Street Address

703-299-8472  
Telephone #

703-299-8472  
Fax #

Alexandria, VA 22314  
City and State Zip Code

10-25-01  
Date

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Application Received: \_\_\_\_\_ Date & Fee Paid: \_\_\_\_\_ \$ \_\_\_\_\_

ACTION - PLANNING COMMISSION: 9/4/01 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 9/15/01PH--CC approved the Planning Commission recommendation.